

## Sanpete County Planning Commission Meeting

April 11, 2012, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Gene Jacobson, Thell Stewart, Mary Anderson, and Leon Day, Sanpete County Commissioner Steve Frischknecht, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Deputy Clerk Gayelene Henrikson. (Paul Rasmussen, Joe Nielsen and Steve Anderson are excused.) Suzanne Dean from the Media.

Meeting is called to order by Chair Gene Jacobson.

**LINDA DIMMICK AND JANEY MARVIN: REQUEST APPROVAL OF A ZONE CHANGE FROM BUSINESS/COMMERCIAL TO INDUSTRIAL OF PROPERTY THEY ARE PURCHASING FROM CLIFFORD GREEN. LOCATED ON THE WEST SIDE OF HIGHWAY 132 SOUTH OF CHESTER WITH 9.63 ACRES IN THE BC ZONE. THEY ARE REQUESTING APPROVAL TO ADD A RECYCLING OF AUTO PARTS-AUTO SALVAGE/WRECKING TO THEIR AUTO REPAIR AND IMPOUND BUSINESS. (BC ZONE DOES NOT ALLOW AN AUTO SALVAGE/WRECKING YARD.)**

Linda Dimmick and Janey Marvin are present. From the community: Clifford Green, owner of properties around the area of the proposal and the property and Corey Jackman are present. Scott Olsen reviewed their request. Application is valid for consideration even though the Industrial Zone has not been completely approved and adopted by the County. Lengthy discussion ensued about what the plans are for the business, if they have adequate utilities to operate, the size of the land and the entrance to the property. Mr. Green discussed his property and the role he has had in selling his properties in this area to people.

Mr. Jacobson feels hesitant to approve this zone change while the Industrial Zone is in the process of being approved and adopted by the County. The land needs to be developed so it is stable in the future. Leon Day can't vote on the proposal that doesn't meet the current ordinance for Industrial Zone. The property needs to comply with the current standards. He recommends the size of the property be kept all together. The entrances need to have a common entrance. Mr. Day would like to see a drawing of the plans for the concept of the property, the access to the property, utilities, their focus and accomplishments. Size is a concern and what is the time frame for the development of the business.

Thell Stewart agrees this property is located in an ideal place for industry. The opposite side of the debate is the size. Does the size deviate from the goal because it sounds good? We have set standards and we need to stick with them. Mary Anderson questioned who would be running the business. Ms. Dimmick and Ms. Marvin will run the business. Ms. Marvin agrees that they need to have a detailed plan showing how the property will look nice.

Mrs. Anderson read an email from Kevin Christensen, from Economic Development, which he sent to the Commission members on having businesses in the Industrial Zone and the impact the business type and location can have on the county. The Planning Commission needs to plan for, not react to, a business within the Industrial Zone. He recommends a standard of design to consider: complete infrastructure, visual standards, containment, and impact fees.

Motion is made by Leon Day to table this matter until the Industrial Zone ordinance is approved by the County Commissioners. Then the Planning Commission will readdress this item at a public hearing and discuss the detailed plans on what they want to do with the zone change. Motion is seconded by Thell Stewart. Motion passes.

**SCOTT OLSEN, SANPETE COUNTY ZONING ADMINISTRATOR: APPLYING FOR CONSIDERATION AND APPROVAL OF THE SANPETE COUNTY RESOURCE MANAGEMENT PLAN REVISED 3/19/2012 FROM THE 2010 SANPETE COUNTY GENERAL PLAN.**

Scott is present. This section of the General Plan affects the property in the county that is on public lands. It will address how the public entities- Forrest Service and BLM- treats the land and how the County wants the resources managed. Before development can occur, whether it's water, water distribution, water storage, camping area, studies need to be done to look at the resources that affects the county; how it will affect the recreation in the area. The Planning Commission is asked to approve this section of the General Plan.

The Commission went off the record.

Commissioner Jarrett asked Mr. Olsen and Kevin Christensen, from Economic Development, to work on updating this part of the General Plan. The County will have more say in what the entities can do on the property. The section covers the protection of the Sage Grouse, protection to wildlife management, disburse campgrounds, custom and heritage, wildland fire, livestock grazing, minerals, transmission lines/utility corridor statements- especially helping to mitigate through the Narrows Dam area.

Commissioner Frischknecht informed the members that through the National Environmental Policy Act (NEPA) and Federal Land Policy and Management Act (FLPMA) and having this in place, we have our say in regards to our custom, culture, and economic development on the properties within the county. The entities are required to coordinate with the county when developing areas in the county and if we request a visit in writing, they are required to come and meet with the county.

Motion is made by Thell Stewart to approve the Sanpete County Resource Management Plan. Motion is seconded by Mary Anderson. Motion passes.

**APPOINT A NEW CHAIRPERSON FOR THE PLANNING & ZONING COMMISSION**

Thanks was given to Mr. Jacobson for his service and superb job as Chair. He wants to give all the members the opportunity to serve in this position. The commission recommends to have the chair on a one-year rotation. Leon Day nominated Thell Stewart as Chair and Mary Anderson as Assistant Chair. They were appointed unanimously to be the Chair and Vice-Chair for the next year. Gene Jacobson seconded the motion. Motion passes.

**APPROVAL OF MINUTES**

Motion is made by Mary Anderson to approve the Planning Commission minutes of March 14, 2012 with no corrections. The motion is seconded by Leon Day, and the motion passes.

With no further business before the Planning Commission, motion to adjourn is made by Thell Stewart. The motion is seconded by Leon Day, and the motion passes.

The meeting is adjourned at 7:40 P.M.